

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Thursday, April 4, 2024

7:00 PM

City Hall Council Chambers

## Planning Commission

*The Planning Commission docket is subject to change. The Planning Commission reserves the right to vary the order of the meeting or reopen the public hearing on specific items, if so announced.*

*The Planning Commission reserves the right to recess and continue the public hearing to a future date, if so announced.*

**SIGN UP TO SPEAK** - Click the following link to complete a Speaker's Form.

<http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>

**SEND A MESSAGE** - Send a message to the Planning Commission regarding items on this docket to [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov) .

A Public Hearing will be held by the Planning Commission on Thursday, April 4, 2024, beginning at 7:00 p.m. in the City Hall Council Chambers, on the second floor, Room 2400, 301 King Street. It will be followed by a City Council Public Hearing on Saturday, April 13, 2024 at 9:30 a.m. in City Council Chambers, on the second floor, Room 2400, 301 King Street. The hearings can also be viewed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Remote participation is available via Zoom by registering to attend the hearings via the following registration links:

#### Planning Commission (Public Hearing Webinar)

The Webinar will open at 6:30 p.m. to allow individuals to join. The Planning Commission Public Hearing will begin at approximately 7:00 p.m.

#### Registration Link:

[https://zoom.us/webinar/register/WN\\_Yxs4sPDdTQS3\\_64V5NJ7JQ](https://zoom.us/webinar/register/WN_Yxs4sPDdTQS3_64V5NJ7JQ)

#### Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 968 8114 7793

Password: 336891

#### City Council (Public Hearing Webinar)

#### Registration Link:

[https://zoom.us/webinar/register/WN\\_HNaL3WUuTe6t5k925n8alg](https://zoom.us/webinar/register/WN_HNaL3WUuTe6t5k925n8alg)

#### Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 925 8951 5073

Webinar Passcode: 559945

If you use the Zoom Webinar application, please be sure you have updated the application to the latest version for the best results. If you are unable to access the Zoom Webinars, please use the Dial-In number to access the hearings. Public comment will be received at the hearings. The public may also submit comments in advance to Planning & Zoning staff at [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov) or make public comments on the day of the Planning Commission hearing. For the City Council hearing, the public may submit comments to the City Clerk at 703-746-4550, at [CouncilComment@alexandriava.gov](mailto:CouncilComment@alexandriava.gov) or make comments on the day of the City Council hearing.

For reasonable disability accommodation for the Planning Commission hearing, contact Lisa Chase at [alicia.chase@alexandriava.gov](mailto:alicia.chase@alexandriava.gov) or 703.746.4666, Virginia Relay 711. We request that you provide a 48-hour notice so that the proper arrangements may be made. For the City Council hearing, individuals with disabilities who require assistance or special arrangements to participate in the City Council meeting may call the City Clerk and Clerk of Council's Office at 703-746-4550 (TTY/TDD 838-5056).

## 1 Call to Order

The Planning Commission was called to order at 7:02 p.m. All members were present at the Call to Order.

Commissioner Ramirez arrived at 7:15.

## 2 Work Session

The Planning Commission will hold a Work Session in the Chambers to discuss the following item:

- a.) Sign Ordinance Update

The Work Session will begin at 7:00 p.m.

**Attachments:**     [Presentation](#)  
                                  [Presentation \(Revised\)](#)

## Consent Calendar

### 3

Special Use Permit #2023-00106  
406 East. Glebe Road  
Public Hearing and consideration of a Special Use Permit for an automobile sales area; zoned: CDD#24/Coordinated Development District #24.  
Applicant: Petru Stratan

**Attachments:**     [SUP2023-00106 Staff Report](#)  
                                  [SUP2023-00106 Presentation](#)  
                                  [SUP2023-00106 Presentation \(Revised\)](#)  
                                  [Additional Materials - PC Memorandum](#)  
                                  [Additional Materials](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.



lower minimum building heights (B) a Text Amendment to the Zoning Ordinance to amend provisions of Section 5-602 to include hotel and townhouses as permitted uses within CDD#26 with a CDD Special Use Permit; (C) an amendment to the official zoning map to change the zoning district of 701 S Van Dorn Street and 698 Burnside Place from I/Industrial to CDD #26/Coordinated Development District #26; (D) a Coordinated Development District Concept Plan Conceptual Design Plan Amendment to include the project site in CDD #26; (E) a Development Special Use Permit with Site Plan to construct six multi-unit residential buildings with 208 total units with a Special Use Permit to reduce the off-street parking requirement; (F) a Development Special Use Permit with Site Plan and modifications to construct a 256-room hotel with ground floor retail; (G) a Development Special Use Permit with Site Plan to construct 31 townhouse and 88 stacked townhouse (multi-unit residential) units with a Special Use Permit to reduce the off-street parking requirement for the stacked townhouses; (H) a Development Site Plan to construct three new streets and associated infrastructure; (I) a Development Site Plan to construct a public park; (J) a Coordinated Sign Special Use Permit for the hotel signage; (K) a Subdivision to create the new internal blocks and dedicate right-of-way; and (L) to vacate a portion of the public right of way located at Courtney Ave and S Van Dorn Street, zoned: I/Industrial.

Applicants: City of Alexandria (Text Amendment); Lennar Corporation and Potomac Land Group II, LLC, represented by Kenneth Wire, attorney.

**Attachments:**     [Vulcan Redevelopment Staff Report](#)  
[MPA Resolution](#)  
[DSUP2023 - Presentation](#)  
[DSUP2023 - Presentation \(Revised\)](#)  
[Vulcan Site Redevelopment Site Plan](#)  
[CDD2023-00004 Site Plan](#)  
[VAC2023-00005 Site Plan](#)  
[SUB2023-00006 Site Plan](#)  
[Additional Materials](#)

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.**

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to adopt MPA#2023-00007. The motion carried on a vote of 7-0.**

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of TA#2023-00006. The motion carried on a vote of 7-0.**

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of REZ#2023-00005. The**

motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of CDD#2023-00004. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of DSUP#2023-10007, DSUP#2023-10013, and DSUP#2023-10014. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of DSP#2023-00013. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of DSP#2023-00014 as amended to change condition 433b. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of SUP#2023-00100. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of SUB#2023-00006. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of VAC#2023-00005. The motion carried on a vote of 7-0.

**Other Business**

7 Commissioners' Reports, Comments & Questions

**Minutes**

8 Consideration of the minutes from the March 5, 2024 Planning Commission meeting.

Attachments: [March 5 2024 Minutes](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of March 5, 2024. The motion carried on a vote of 7-0.

**9 Adjournment**

The Planning Commission meeting was adjourned at 9:34 p.m.

**10 Administrative Approvals**

Special Use Permit #2024-00004  
321 First Street  
Administrative Special Use Permit request for a Change of Ownership for a Day Care Center; zoned: CDX/Commercial Downtown (Old Town North)  
Applicant: Edugenius US Real Estate Group LLC  
Business Name: St. Anthony's Day School  
Planner: Mavis Stanfield  
Status: Approved February 26, 2024

Special Use Permit #2024-00008  
1504 B Mount Vernon Avenue  
Administrative Special Use Permit request for a Change of Ownership and Minor Amendment for a Restaurant with outdoor dining; zoned: CL/Commercial Low  
Applicant: Mary Ann Settlemyre  
Current Business Name: Sicilian Pizza  
Proposed Business Name: Benny Diforsa's  
Planner: Patrick Silva  
Status: Approved March 6, 2024

SUP #2024-00007  
2309 Mount Vernon Avenue  
Administrative Special Use Permit request for a Change of Ownership for a Restaurant; zoned: CL/Commercial Low  
Applicant: Hay Enterprises LLC  
Current Business Name: Rubia's Taco  
Proposed Business Name: La'Baik  
Planner: Patrick Silva  
Status: Approved March 11, 2024

**If it is determined by the Chair that weather or other conditions are such that it is hazardous for members to attend the meeting or if the work of the Planning Commission cannot be completed, the meeting will be continued on the first Thursday that is not a legal holiday. If the first Thursday is a legal holiday, then the hearing will be continued to the next Tuesday that is not a legal holiday.**